

**TO LET**

**OFFICE PREMISES**

Popular West End Location

Area – 636.30 sqm (6,849 sqft)

18 Car Parking Spaces

Rent – on application



WHAT 3 WORDS

**56 CARDEN PLACE, ABERDEEN, AB10 1UP**

**CONTACT:** Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)  
Graeme Nisbet | graeme.nisbet@fgburnett.co.uk | 01224 597532 | [fgburnett.co.uk](http://fgburnett.co.uk)  
Hollie Stevenson | hollie.stevenson@fgburnett.co.uk | 01224 597533 | [fgburnett.co.uk](http://fgburnett.co.uk)





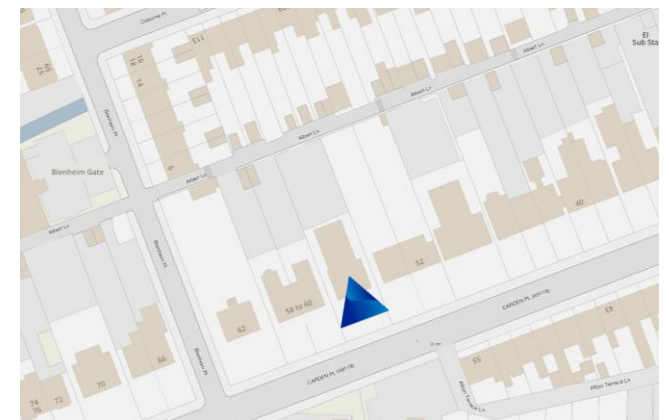
# Location

56 CARDEN PLACE, ABERDEEN, AB10 1UP



The property is located on Carden Place within the heart of Aberdeen's Prime West End Office District and a short distance from Queen's Cross roundabout. By virtue of its location the building benefits from excellent transport links including immediate access to the main road infrastructure serving the City.

The surrounding area accommodates a variety of occupiers from the energy, finance and professional sector. Commercial occupiers within the vicinity include Virgin Money, Royal Bank of Scotland, Space, Hampton, Quantum Claims and Thorpe Molloy. There is also a vast array of local amenities close by.



**Substantial West End Office Building  
with generous car parking**



FIND ON GOOGLE MAPS



# Description

56 CARDEN PLACE, ABERDEEN, AB10 1UP



The property comprises a flagship west-end property over 3 stories. The traditional building to the front is of granite pointed stone work under a roof clad in slate and feature dormer projections. The floors within have been open up to offer open plan accommodation to complement the modern 3 storey extension to the rear of the property.

## Features include:-

- Multiple access points to the building
- Generous natural daylight
- Air-conditioning throughout
- Raised access flooring
- Tenant's fit-out in place offering a range of open plan and meeting room space
- DDA compliant
- Passenger list to all floors
- WC's and shower facilities

## Car Parking

Car parking is to the rear of the property and offers 18 spaces (ratio 1:380 sq.ft). Access off Carden Place is also available for drop off at the front door of the main building.



## Floor Areas

	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	204.74	2,204
Ground Floor	227.53	2,449
First Floor	204.02	2,196
<b>Total</b>	<b>636.30</b>	<b>6,849</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Rent

On application

## Entry

The property is available from January 2025.

## Rateable Value

The Rateable Value effective from 1 April 2023 is £116,000.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## Energy Performance Certificate

Copy available on request.

## VAT

All prices quoted are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

For further information or viewing arrangements please contact the joint agents:



**Mark McQueen**

[mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

**Shepherd Chartered Surveyors**

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



**Graeme Nisbet**

[graeme.nisbet@fgburnett.co.uk](mailto:graeme.nisbet@fgburnett.co.uk)

**FG Burnett**

33 Albyn Place, Aberdeen, AB10 1YL

t: 01224 572661



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](http://shepherd.co.uk)